



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

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Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



## Upper Ollach, Braes, Isle of Skye, IV51 9LJ.

**Offers Over £280,000**

Detached Traditional Property  
Four Bedrooms

UPVC Double Glazing & Oil Fired Central Heating  
Private Garden Grounds

Large Outbuilding  
Private Setting

## Description:

Upper Ollach offers the opportunity to purchase a traditional four bedroom croft house set within private garden grounds in the tranquil and desirable hamlet of Braes.

Upper Ollach is a spacious extended four bedroom property set within generous garden grounds in the peaceful township of Ollach, Braes conveniently located within easy commuting distance of Portree and all the amenities the village has to offer. The property requires a slight degree of modernisation however offers the potential to create a spacious family home located in a tranquil setting.

The accommodation within is set out over two floors and comprises of: porch, hallway, lounge, dining room, kitchen, utility room, rear vestibule and shower room on the ground floor with four double bedrooms, box room and WC located on the first floor. The property further benefits from UPVC double glazing, oil fired central heating complimented by fireplaces in the lounge and dining room.

Externally the property is set within private garden grounds which are mainly laid to lawn with established trees, shrubs and bushes. The garden grounds are currently in the process of being decrofted. Included in the sale are 4 acres of owner occupied croft or thereby (to be confirmed by title deed). To the rear of the property is a detached garage and outbuilding/workshop. Parking is available on the driveway to the side of the property.

Upper Ollach presents a fantastic opportunity to purchase a spacious family home in a private setting.



# Room sizes

## Ground Floor:

**Entrance Porch:** 2.94m x 1.55m (9'07" x 5'01").

**Hallway:** 4.19m x 2.66m (13'08" x 8'08") at max.

**Lounge:** 4.17m x 3.54m (13'08" x 11'07").

**Dining Room:** 4.10m x 3.85m (13'05" x 12'07").

**Kitchen:** 4.15m x 4.01m (13'07" x 13'01").

**Utility Room:** 2.67m x 1.51m (8'09" x 4'11").

**Rear Vestibule:** 1.51m x 1.22m (4'11" x 4'00").

**Shower Room:** 3.01m x 1.69m (9'10" x 5'06").



## First Floor:

**Landing:** 3.15m x 2.63m (10'03"x 8'07") at max.

**Bedroom One:** 4.20m x 3.55m (13'09" x 11'07").

**Box Room:** 3.17m x 1.45m (10'04" x 4'09").

**W.C.:** 1.29m x 0.92m (4'02" x 3'00").

**Hallway:** 4.75m x 0.91m (15'05"x 3'00").

**Bedroom Two:** 4.17m x 3.38m (13'08" x 11'01") at max.

**Bedroom Three:** 3.21m x 2.65m (10'06" x 8'08").

**Bedroom Four:** 4.01m x 3.54m (13'01" x 11'07") at max.





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## Services:

Mains water and electricity. Drainage by way of septic tank. Oil fired central heating.

**Council Tax:** Band D

## EPC Rating:

Band E

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

**Entry:** By mutual agreement.

## Directions:

Take the Braes turning and follow this road for approximately 5 miles. You will pass a left hand turning signposted Camustianavaig but keep going straight ahead passing through Ollach, once you pass the recycling point the driveway will be the first on your right immediately after crossing the bridge.

## Location:

Upper Ollach is a small crofting township situated in the area is known as the Braes approximately 5 miles from Portree offering a rural location for those wishing to enjoy the peace and quiet. Portree, the principal town on the Isle of Skye, is only 10 minutes away by car where you will find all the usual facilities expected eg supermarkets, shops, hotels, restaurants, petrol stations, banks, medical centre, cottage hospital, primary, secondary schools, cinema, theatre, swimming pool and gyms.



## The Isle of Skye Estate Agency

Portree Office: Bridge Road

Portree  
Isle of Skye  
IV51 9ER  
IV51 9ER

Kyle Office: Main Street  
Kyle of Lochalsh  
Ross-Shire  
IV54 8RD

It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.